

7902 Alameda

City of El Paso — City Plan Commission — 2/21/2019



PZDS18-00042

Detailed Site Development Plan

STAFF CONTACT: Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov

OWNER: Jose and Isela Rodriguez

REPRESENTATIVE: Jorge Loya

LOCATION: 7902 Alameda, District 7

LEGAL DESCRIPTION: Portion of Tract 17, Map No. 2 of Sunnyfields, City of El Paso, El Paso County, Texas

EXISTING ZONING: C-3/sc (Commercial/special contract)

REQUEST: Special Contract: Ordinance No. 5167 dated November 21, 1973
Detailed Site Development Plan per Ordinance No. 5167

RELATED APPLICATIONS: N/A

PUBLIC INPUT Detailed site development plan does not require public notification as per Section 20.04.520, Notice of El Paso City code.

STAFF RECOMMENDATION: Pending (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The request is for a detailed site development plan review as required by Ordinance No. 5167 dated November 21, 1973 (see Attachment 6). Condition states; *No building permits shall be issued for construction on the property until site development plans of the proposed development on the property have been approved by the City Plan Commission of the City of El Paso.* The detailed site development plan proposes two office warehouses on 0.2397 acres.

SUMMARY OF DCC RECOMMENDATION: Planning staff and DCC 's recommendation of the detailed site development plan request is pending the submittal of an alternative design of the detailed site development plan. The proposed development is consistent with the surrounding commercial development. Two office warehouses will not have a negative impact on its surrounding neighborhood. The proposed development is compliant with the G-3, Post-War) land use designation of Plan El Paso, the City's Comprehensive Plan, in the Mission-Valley Planning Area.



DESCRIPTION OF REQUEST

The applicant has submitted a Detailed Site Development Plan application for the property located at 7902 Alameda. The detailed site development plan proposes the construction of a 900 sq. ft. and 1,500 sq. ft. office warehouse. The proposed elevations reflect 14 feet and 6 inches of structure height. The development requires a minimum of 2 parking spaces and the applicant is providing 3 parking spaces and 3 bicycle spaces. The development complies with the minimum landscape area requirements of the Title 18.46. Access to the subject property is through Riverside Drive.

RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	The subject property will integrate a different commercial use to an existing neighborhood that is adjacent to existing commercial uses and single-family homes.
ZONING DISTRICT	DOES IT COMPLY?
C-3 (Commercial) District The purpose of these districts is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.	Yes, the surrounding properties include different type of commercial uses.
POLICY	DOES IT COMPLY?
2.4.1 Development is encouraged to integrate jobs into or near residential neighborhoods, or to rebalance communities by adding jobs within a ½ mile radius of residential neighborhoods or by adding residences within a ½ mile radius of jobs.	Yes, Development is within approximately 500 feet of two residential neighborhoods, and adds potential new employment to the established neighborhood.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The lot is 12,888.56 sq. ft. (.2397 acres), the C-3 (Commercial) district requires a 10 ft. rear setback and side setback when abutting residential development. A office warehouse is a permitted use in a C-3 zone.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the C-3 District is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The proposed development is consistent with the surrounding commercial development and will not have a negative impact on its surrounding neighborhood.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There are existing water and sewer mains available for service. The applicant will need to coordinate with EPWater to provide services to the property.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice of the El Paso code.

STAFF COMMENTS: No objections to proposed Detailed Site Development Plan. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

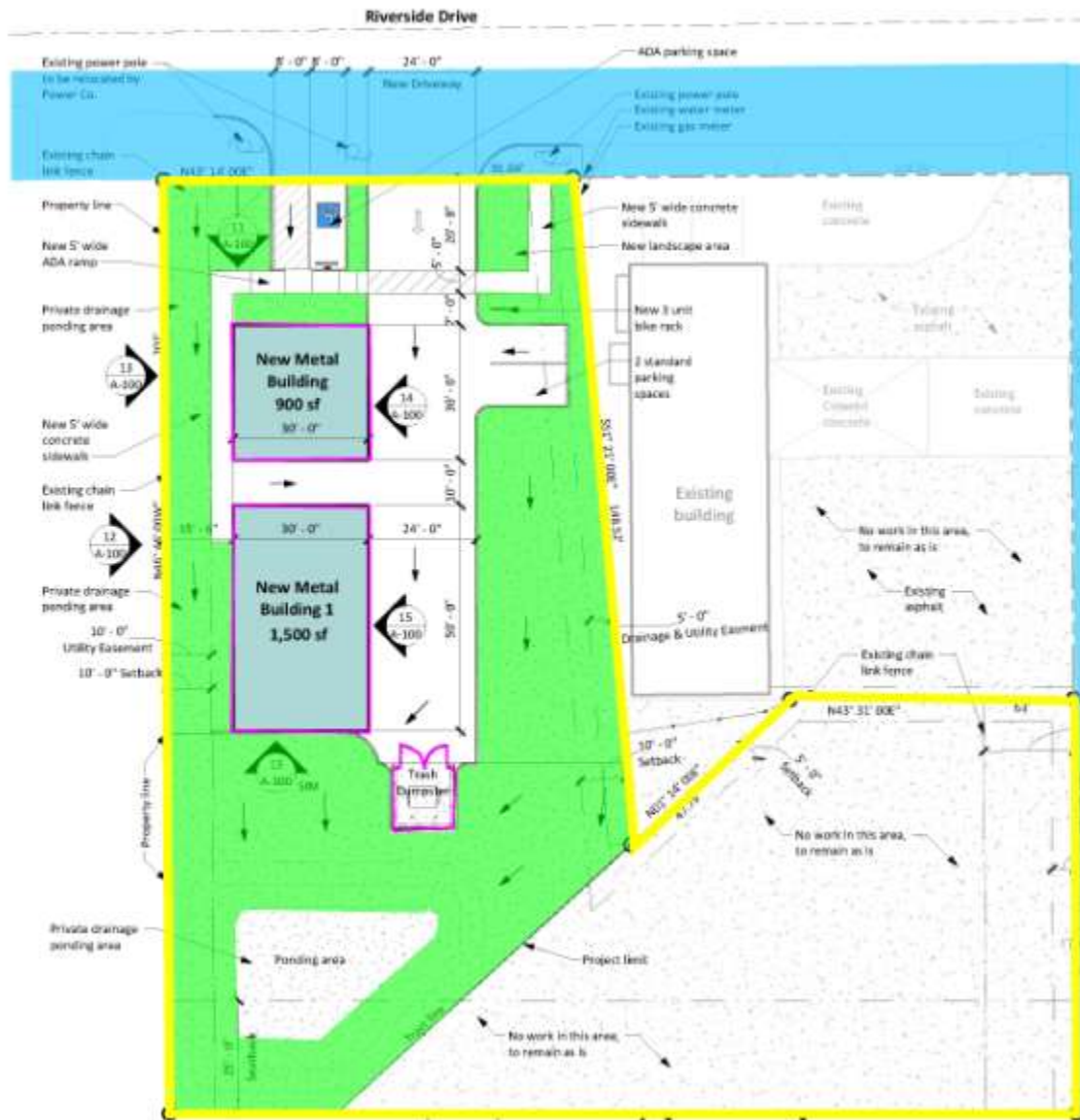
OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Detailed Site Development Plan
2. Elevations
3. Zoning Map
4. Future Land Use Map
5. Department Comments
6. Ordinance No. 5167 dated November 21, 1973

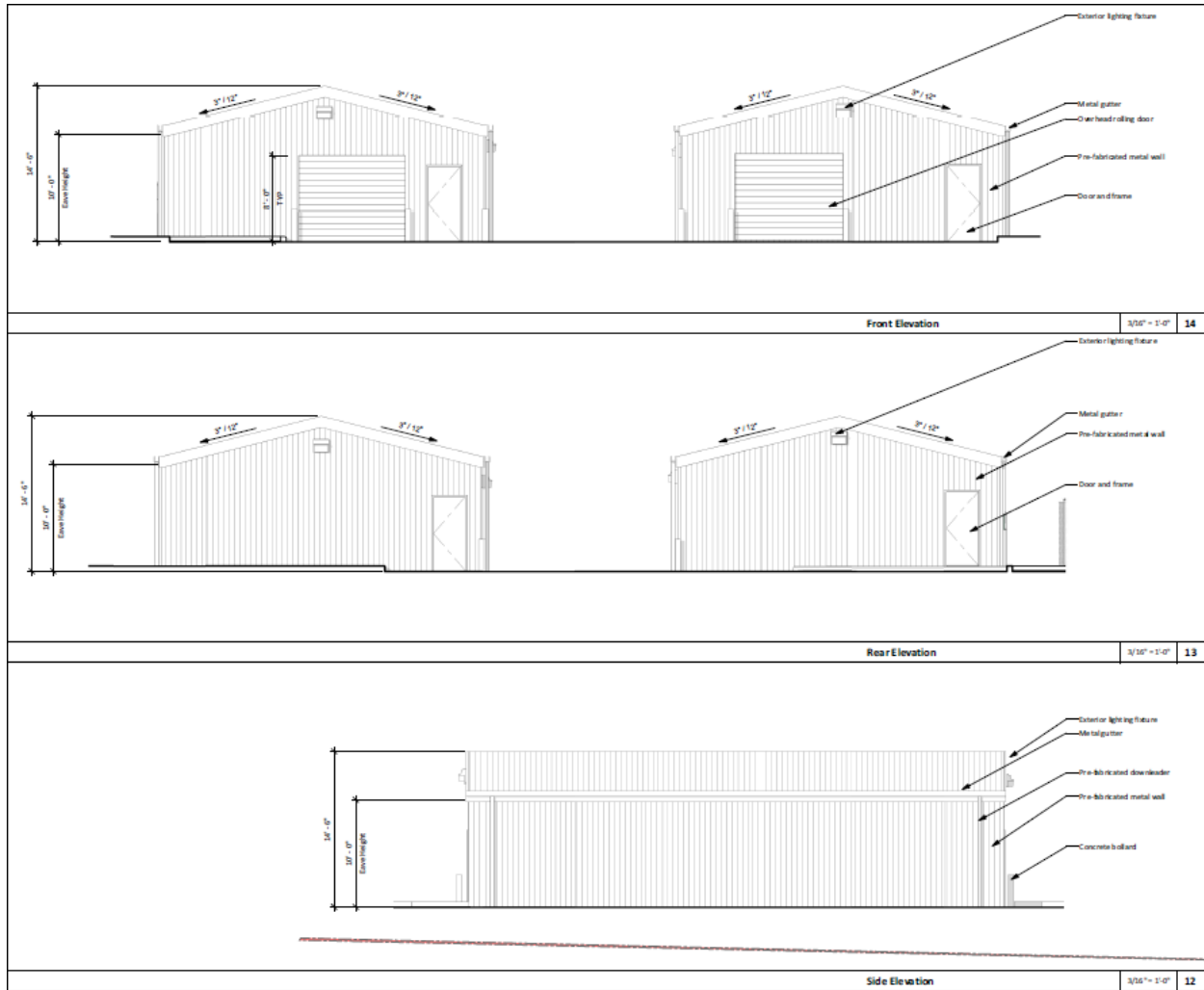
ATTACHMENT 1

Detailed Site Development Plan



ATTACHMENT 2

Elevations



Zoning Map



ATTACHMENT 4

Future Land Use Map

PZDS18-00042



ATTACHMENT 5

Department Comments

Planning and Inspections Department – Plan Review

Code requirements must be met at time of building permit submittal.

Planning and Inspections Department – Landscaping Division

Revised Site Plan approved.

Planning and Inspections Department – Land Development

No objections to the detailed site development plan.

Fire Department

Recommend approval.

Police Department

No comments received.

Sun Metro

There is an existing bus stop located towards the north eastern corner of the subject property along Alameda. Please coordinate with Sun Metro if any work is proposed within the bus stop area.

El Paso Water

1. EPWater does not object to this request.

Water:

2. There is an existing 8-inch diameter water main extending along the south side of Alameda Avenue, approximately 8-feet north of and parallel to the southern right-of-way line of Alameda Avenue. This water main is available for service.
3. There is an existing 6-inch diameter water main extending along Riverside Drive, located approximately 22-feet west of the property. This water main is available for service.
4. EPWU records indicate an active 3/4-inch water meter serving the subject property. The service address for this meter is 7900 Alameda Avenue.
5. Previous water pressure from fire hydrant #73 located at southeast corner of Alameda Avenue and Riverside Drive, has yielded a static pressure of 120 psi, a residual pressure of 110 psi, and a discharge of 978 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main extending along the north side of Alameda Avenue, approximately 8.5-feet south of and parallel to the northern right-of-way line of Alameda Avenue. This sanitary sewer main is available for service.
7. There is an existing 24-inch diameter sanitary sewer main extending along Riverside Drive, approximately 24-feet west of western property. No direct services connections are allowed to this main as per the El Paso Water – Public Services Board Rules & Regulations.

General:

8. Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.
9. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Water - Stormwater

1. The site plan shows what seems to be a drainage pond; any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.
2. EPWater - Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Environmental Services

Make sure the applicant verifies that dumpster pickup can occur from the residential street.

TxDOT

Contact (Margarita Montes) for access approval and grading and drainage plan review if accessing Alameda Avenue. Submit plans to TxDOT for review and submit an access request permit.

ATTACHMENT 6

Ordinance No. 5176 dated November 21, 1973

7/18/74 DATE

TO

ZONING SECTION

LAND PLANNING

MAPPING SECTION

E.D.P. SECTION

ADVANCE SECTION

REPRODUCE: *yes*

RETURN TO: *EPB*

By (Date):

FILED

ORDINANCE NO: *5167*

DATE: *11/21/73*

CONTRACT: *yes*

CASE NO.: *73-3783*

NOTES:

5467

FIRST PUBLISHED

Date 10/10/93

By W. J. R.

For 11/21/93

City of El Paso

AN ORDINANCE CHANGING THE ZONING
OF A PORTION OF TRACT 17, SUNNY-
FIELDS AND ALL OF TRACT 13B, BLOCK
28, YSLETA GRANT, THE PENALTY
BEING AS PROVIDED IN SECTION 25-10 OF
THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of the following described portion of Tract 17, Sunny-
fields and all of Tract 13B, Block 28, Ysleta Grant be changed to C-3 within
the meaning of the Zoning Ordinance, and the zoning map of the City be re-
vised accordingly:

Beginning at a point on the southerly right of way line of Alameda
Avenue (U. S. Highway 80), said point being the northerly common
corner of said Tracts 17 and 13B, from whence the intersection of
the southerly right of way line of Alameda Avenue (U. S. Highway
80) and the easterly right of way line of Riverside Drive bears North
46° 46' 00" West a distance of 129.40 feet;

Thence South 46° 46' 00" East a distance of 284.00 feet along the
southerly right of way line of Alameda Avenue (U. S. Highway 80)
to the northerly common corner of Tracts 13B and 13A, Block 28,
Ysleta Grant, City of El Paso, El Paso County, Texas;

Thence South 43° 14' 00" West a distance of 160.00 feet along the
boundary line between said Tracts 13B and 13A to a point;

Thence South 3° 37' 00" West a distance of 327.88 feet along said
boundary line between Tracts 13B and 13A to the southerly corner
of Tract 13B;

Thence South 73° 50' 00" West a distance of 34.70 feet along the
southerly boundary line of said Tract 13B to a point;

Thence North 89° 10' 00" West a distance of 99.60 feet along said
southerly boundary line of Tract 13B to the southwesterly corner
of said Tract 13B;

Thence North 1° 14' 00" East a distance of 211.82 feet along the
westerly boundary line of said Tract 13B to a point;

Thence North 46° 46' 00" West a distance of 362.74 feet to a point
on the easterly right of way line of Riverside Drive;

Thence North 43° 14' 00" East a distance of 211.10 feet along said
easterly right of way line of Riverside Drive to a point;

Thence South 51° 21' 00" East a distance of 161.55 feet to a point

on the boundary line between said Tracts 17 and 13B;

Thence North $1^{\circ} 14' 00''$ East a distance of 47.75 feet along said boundary line between Tracts 17 and 13B to a point;

Thence North $43^{\circ} 31' 00''$ East a distance of 63.00 feet along said boundary line between Tracts 17 and 13B to the point of beginning, containing 3.569 acres of land, more or less.

PASSED AND APPROVED this 21 day of November,

1973.

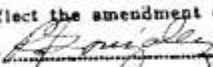

Mayor

ATTEST:


City Clerk

I CERTIFY THAT THE FOLLOWING ZONING MAPS
HAVE BEEN REVISED: 1/2
7-10-74 COUNTER
7-10-74 ORIGINAL
7-10-74 City Inspection
7-10-74 CONTROL



I certify that the zoning map has been revised to
reflect the amendment of ordinance #5167
By  Date 7-23-74

CONTRACT

This contract, made this 24 day of July, 1973,
by and between BROOKWOOD CORP., a corporation, First Party; and the
CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning
of a portion of Tract 17, Sunnyfields and all of Tract 138, Block 28,
Ysleta Grant in the City of El Paso, El Paso County, Texas, which
property is more particularly described in Ordinance No. 5167, now
pending before the City Council of the City of El Paso, a copy of
which is marked Exhibit "A", attached hereto and made a part hereof
by reference. In order to remove certain objections to such rezon-
ing, First Party covenants that if the property is rezoned as indic-
ated in the attached ordinance, no building permits shall be issued
for construction on the property until site development plans of the
proposed development on the property have been approved by the City
Plan Commission of the City of El Paso.

This agreement is a restriction, condition and covenant running
with the land and a charge and servitude thereon, and shall bind First
Party and its successors in title. Any future conveyance of the land
shall contain this restriction, condition and covenant and shall embody
this agreement by express reference.

The City may enforce this agreement by injunction or any other
legal or equitable remedy. The City Council of the City of El Paso
may release the above restriction, condition and covenant in its dis-
cretion without the consent of any third person who may be benefited
thereby.

WITNESS the following signatures and seal:

BROOKWOOD CORP., a corporation

by C. E. [Signature]
President

ATTEST: RECORDED
IN MICHIGAN DE
24 JUL 1973
Secretary

THE CITY OF EL PASO

by *Fred Hervey*
Mayor

ATTEST:

W. Rogers
City Clerk

THE STATE OF TEXAS)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared *Fred Hervey*, President of Brookwood Corp., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that the same was the act of said corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and official seal this 24th day of October, 1973.

M. L. Brown
Notary Public, El Paso County, Texas.

THE STATE OF TEXAS)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared FRED HERVEY, Mayor of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

Given under my hand and official seal this 21st day of November, 1973.

Belle Jean Stanham
Notary Public, El Paso County, Texas

BELLE JEAN STANHAM, Notary Public
In and for the County of El Paso, Texas
My Commission Expires June 1, 1975

5167

FIRST PUBLISHED

Date

City

Date

City

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OF A PORTION OF TRACT 17, SUNNY-
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vised accordingly:

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Avenue (U. S. Highway 80), said point being the northerly common
corner of said Tracts 17 and 13B, from whence the intersection of
the southerly right of way line of Alameda Avenue (U. S. Highway
80) and the easterly right of way line of Riverside Drive bears North
46° 45' 00" West a distance of 129.40 feet;

Thence South 46° 46' 00" East a distance of 284.00 feet along the
southerly right of way line of Alameda Avenue (U. S. Highway 80)
to the northerly common corner of Tracts 13B and 13A, Block 28,
Ysleta Grant, City of El Paso, El Paso County, Texas;

Thence South 43° 14' 00" West a distance of 160.00 feet along the
boundary line between said Tracts 13B and 13A to a point;

Thence South 3° 37' 00" West a distance of 327.88 feet along said
boundary line between Tracts 13B and 13A to the southerly corner
of Tract 13B;

Thence South 73° 50' 00" West a distance of 34.70 feet along the
southerly boundary line of said Tract 13B to a point;

Thence North 89° 10' 00" West a distance of 98.00 feet along said
southerly boundary line of Tract 13B to the southwesterly corner
of said Tract 13B;

Thence North 1° 14' 00" East a distance of 21.82 feet along the
westerly boundary line of said Tract 13B to a point;

Thence North 46° 46' 00" West a distance of 362.74 feet to a point
on the easterly right of way line of Riverside Drive;

Thence North 43° 14' 00" East a distance of 211.10 feet along said
easterly right of way line of Riverside Drive to a point;

Thence South 51° 21' 00" East a distance of 161.55 feet to a point

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Thence North $43^{\circ} 31' 00''$ East a distance of 63.00 feet along said boundary line between Tracts 17 and 13B to the point of beginning, containing 3.569 acres of land, more or less.

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1973.

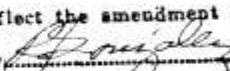

Mayor

ATTEST:


City Clerk

I CERTIFY THAT THE FOLLOWING ZONING MAPS
HAVE BEEN REVISED: K.L.
7-10-74 COUNTER
7-10-74 ORIGINAL
7-10-74 City Inspection
7-10-74 CONTROL



I certify that the zoning map has been revised to
reflect the amendment of ordinance #5167
By  Date 7-23-74

CONTRACT

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by and between BROOKWOOD CORP., a corporation, First Party; and the
CITY OF EL PASO, Second Party, witnesseth:

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of a portion of Tract 17, Sunnyfields and all of Tract 138, Block 28,
Ysleta Grant in the City of El Paso, El Paso County, Texas, which
property is more particularly described in Ordinance No. 5167, now
pending before the City Council of the City of El Paso, a copy of
which is marked Exhibit "A", attached hereto and made a part hereof
by reference. In order to remove certain objections to such rezon-
ing, First Party covenants that if the property is rezoned as indic-
ated in the attached ordinance, no building permits shall be issued
for construction on the property until site development plans of the
proposed development on the property have been approved by the City
Plan Commission of the City of El Paso.

This agreement is a restriction, condition and covenant running
with the land and a charge and servitude thereon, and shall bind First
Party and its successors in title. Any future conveyance of the land
shall contain this restriction, condition and covenant and shall embody
this agreement by express reference.

The City may enforce this agreement by injunction or any other
legal or equitable remedy. The City Council of the City of El Paso
may release the above restriction, condition and covenant in its dis-
cretion without the consent of any third person who may be benefited
thereby.

WITNESS the following signatures and seal:

BROOKWOOD CORP., a corporation

by C. E. [Signature]
President

ATTEST: NOT REQUIRED
BY NOTARIAL OF

[Signature]
Secretary

THE CITY OF EL PASO

by Fred Hervey
Mayor

ATTEST:

W. Rieger
City Clerk

THE STATE OF TEXAS)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared Fred Hervey, President of Brookwood Corp., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that the same was the act of said corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and official seal this 21st day of October, 1973.

M. L. ...
Notary Public, El Paso County, Texas.

THE STATE OF TEXAS)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared FRED HERVEY, Mayor of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

Given under my hand and official seal this 21st day of November, 1973.

Belle ...
Notary Public, El Paso County, Texas

BELLE JOAN STANTON, Notary Public
Qualified for the County of El Paso, Texas
My Commission Expires June 6, 1975

secure

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Laughton

11/27/73 DATE

TO _____

ZONING SECTION _____

LAND PLANNING _____

MAPPING SECTION *Raul* *82* *1.9.74*

E.D.P. SECTION _____

ADVANCE SECTION _____

REPRODUCE: *No*

RETURN TO: *EB*

By (Date): _____

FILED : _____

ORDINANCE NO.: *5167*

DATE: *11/21/73*

CONTRACT: *See A*

CASE NO.: *73-3783*

NOTES: _____

AN ORDINANCE CHANGING THE ZONING
OF A PORTION OF TRACT 17, SUNNY-
FIELDS AND ALL OF TRACT 13B, BLOCK
28, YSLETA GRANT, THE PENALTY
BEING AS PROVIDED IN SECTION 25-10 OF
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46° 46' 00" West a distance of 129.40 feet;

Thence South 46° 46' 00" East a distance of 284.00 feet along the
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to the northerly common corner of Tracts 13B and 13A, Block 28,
Ysleta Grant, City of El Paso, El Paso County, Texas;

Thence South 43° 14' 00" West a distance of 160.00 feet along the
boundary line between said Tracts 13B and 13A to a point;

Thence South 3° 37' 00" West a distance of 327.88 feet along said
boundary line between Tracts 13B and 13A to the southerly corner
of Tract 13B;

Thence South 73° 50' 00" West a distance of 34.70 feet along the
southerly boundary line of said Tract 13B to a point;

Thence North 89° 10' 00" West a distance of 99.60 feet along said
southerly boundary line of Tract 13B to the southwesterly corner
of said Tract 13B;

Thence North 1° 14' 00" East a distance of 251.82 feet along the
westerly boundary line of said Tract 13B to a point;

Thence North 46° 46' 00" West a distance of 362.74 feet to a point
on the easterly right of way line of Riverside Drive;

Thence North 43° 14' 00" East a distance of 211.10 feet along said
easterly right of way line of Riverside Drive to a point;

Thence South 51° 21' 00" East a distance of 161.55 feet to a point

Raul Gonzalez

DEED

STATE OF TEXAS)
COUNTY OF EL PASO)

KNOW ALL MEN BY THESE PRESENTS:

That BROOKWOOD CORP., a corporation of the County of El Paso, State of Texas hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of -----
----- TEN DOLLARS ----- (\$10.00) -----
to Grantors in hand paid by the City of El Paso, receipt of which is hereby acknowledged, have granted, sold and conveyed and by these presents do grant, sell and convey unto the City of El Paso, the following described parcel of land situated in the County of El Paso, State of Texas:

BEING the description of 2751.074 square feet of land out of Tract 17, Sunnyfields Addition to the City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follow:

BEGINNING at a point on the Easterly right of way line of Riverside Drive (40 feet wide) from which point a marker at the intersection of the centerlines of Alameda Avenue (80 feet wide) and Riverside Drive bears North 46° 46' West a distance of 20.00 feet and North 43° 14' East a distance of 151.40 feet;

THENCE South 51° 21' East a distance of 13.04 feet to a point;

THENCE South 43° 14' West a distance of 212.14 feet to a point;

THENCE North 46° 46' West a distance of 13.00 feet to a point on the said Easterly right of way line of Riverside Drive;

THENCE North 43° 14' East a distance of 211.10 feet along the said Easterly right of way line of Riverside Drive to the point of beginning.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said City of El Paso and its assigns, forever. And the Grantors do hereby bind themselves, their heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises unto the said City of El Paso and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the following signatures this 9 day of NOV 1973.

BROODWOOD CORP., a corporation

by [Signature]
President

ATTEST:

No Required

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF EL PASO)

BEFORE ME, the undersigned authority, a notary public in and for El Paso County, Texas, on this day personally appeared officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said BROODWOOD CORP., a corporation and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 8th day of NOV, 1973.

[Signature]
Notary Public in and for El Paso County,
Texas.